 BOARD OF ZONING ADJUSTMENT APPLICATION
City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

Application Number: 13310-D-00287
Date Received: 12/16/13
Commission/Group: Harrison West
Existing Zoning: O
Application Accepted by: J. Reiss Fee: $1,900.00
Comments:
2/25/14

TYPE(S) OF ACTION REQUESTED
(Select all that apply)
☐ Variance ☑ Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.
See attached sheet.

LOCATION
1. Certified Address Number and Street Name: 770 Michigan Avenue
City: Columbus State: Ohio Zip: 43215
Parcel Number (only one required): 010-140804

APPLICANT: (If different from owner)
Name: Snyder-Barker Investments
Address: 29 W. Third Avenue City/State: Columbus, OH Zip: 43201
Phone #: 975-7908 Fax #: Email: snyder@sb1360.com

PROPERTY OWNER(S):
Name: United States Trotting Association
Address: 750 Michigan Avenue City/State: Columbus, OH Zip: 43215
Phone #: 224-2291 Fax #: 222-6791 Email: www.ustrotting.com

ATTORNEY / AGENT (Check one if applicable) ☑ Attorney ☐ Agent
Name: Jackson B. Reynolds, III c/o Smith & Hale LLC
Address: 37 West Broad Street, Suite 725 City/State: Columbus, OH Zip: 43215
Phone #: 221-4255 Fax #: 221-4409 Email: jreynolds@smithandhale.com

SIGNATURES (All signatures must be provided and signed in blue ink)
APPLICANT SIGNATURE: Snyder Barker Investments By:
PROPERTY OWNER SIGNATURE: United States Trotting Association By:
ATTORNEY / AGENT SIGNATURE:

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/01/11
Variance List
770 Michigan Avenue

1. 3363.24(E) Building setback – 25' to 3'
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn, (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 West Broad Street, Suite 725, Columbus, Ohio 43215
deposited and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 770 Michigan Avenue
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3)

SUBJECT PROPERTY OWNERS NAME

AND MAILING ADDRESS

(4) United States Trotting Association
750 Michigan Avenue
Columbus, Ohio 43215

Snyder Barker Investments
975-7900

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP

AREA COMMISSION ZONING CHAIR OR

CONTACT PERSON AND ADDRESS

(5) Harrison West Society
 c/o Kristen Easterday
 P.O. Box 163442
 Columbus, Ohio 43216

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County
Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125
feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within
125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to
the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

see attached

☐ (7) Check here if listing additional property owners on a separate page

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this ___ day of ____________, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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Revised 02/01/11
<table>
<thead>
<tr>
<th>APPLICANT</th>
<th>PROPERTY OWNER</th>
<th>AREA COMMISSION</th>
</tr>
</thead>
</table>
| Snyder Barker Investments  
29 West Third Avenue  
Columbus, OH 43201 | United States Trotting Association  
750 Michigan Avenue  
Columbus, OH 43215 | Harrison West Society  
c/o Kristen Easterday  
P.O. Box 163442  
Columbus, OH 43216 |

ATTORNEY

Jackson B. Reynolds, III  
Smith & Hale LLC  
37 West Broad Street, Suite 725  
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

City Pointe North Ltd.  
825 Ingelside Avenue  
Columbus, OH 43216

City of Columbus  
Real Estate Management  
90 West Broad Street, Room 425  
Columbus, OH 43215

Melmat Investments  
839 Michigan Avenue  
Columbus, OH 43215

CSX Transportation Inc.  
Tax Department  
500 Water Street (J-910)  
Jacksonville, FL 32202

Thurber Square Investment  
P.O. Box 1026  
Columbus, OH 43216

Fame-Midamco Co LLC  
c/o Bellwether Enterprise  
Attn: Kaiti Sekerak  
1360 East 9th Street, Suite 300  
Cleveland, OH 44114

Yoakam Deagle Taggart Co  
999 Polaris Parkway, Suite 200  
Columbus, OH 43240

Thurber Gate Investment  
P.O. Box 1026  
Columbus, OH 43216

Columbus Engineering Consultants Inc  
840 Michigan Avenue  
Columbus, OH 43215

snyderbarker-michigan.lbl (nct)  
10/30/13 F:Docs/s&hlabels/2013

13310-00897  
770 Michigan Ave.
CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report  Date: Wed Dec 18 2013
General Zoning Inquiries: 614-645-8637

SITE INFORMATION
Address: 800 MICHIGAN AVE COLUMBUS, OH
Mailing Address: 750 MICHIGAN AVE
COLUMBUS OH 43215

Owner: UNITED STATES TROTTING ASSOCIATION
Parcel Number: 010140804

ZONING INFORMATION
Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-60
Board of Zoning Adjustment (BZA): N/A
Commercial Overlay: N/A
Graphic Commission: N/A
Area Commission: N/A
Planning Overlay: N/A

Historic District: N/A
Historic Site: No
Council Variance: N/A
Flood Zone: OUT
Airport Overlay Environs: N/A

PENDING ZONING ACTION
Zoning: N/A
Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A
Graphic Commission: N/A
STATEMENT OF HARDSHIP

APPLICATION # __________

13310-00897
770 Michigan Ave.

3307.09 Variances by Board.
A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The variance is being requested to reduce the building setback from 25' to 3 for both the front yard and side yard for the proposed building on the property. The rationale for the request is that the city code is written for suburban type development and not intercity urban type development. In this community the desire is to pull the building to the right of way as most of the buildings in the surrounding area are located in front of the 25' building setback. The granting of the requested variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of the zoning code.

Signature of Applicant  

Date  

12/13/13

PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer

Revised 05/9/12
City of Columbus
Zoning Plat

ZONING NUMBER
The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

Parcel ID: 010140804, 010140805, 010140806, 010026663

Zoning Number: 770
Lot Number: N/A

Street Name: MICHIGAN AVE
Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: _____________________________ Date: 10/28/2013

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 15160

PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

printed: 10/28/2013 11:54:05 AM - K:\Maproom\GIS\MAPS\ADUGNA
PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 13310-00897
770 Michigan Ave.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, Ohio 43215 deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

United States Trotting Association, 750 Michigan Avenue, Columbus, Ohio 43215

Snyder Barker Investments, 29 West Third Avenue, Columbus, Ohio 43201

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13th day of DECEMBER, 2013, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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